

This instrument prepared by Billy C. Blow, Attorney  
for Department of Transportation, Box 429, Jackson,

HAYWOOD COUNTY

certify that the within instrument was filed  
in my office for registration on the 15 day  
of June 1973 at 9:30 o'clock  
A.M., and was recorded in Book  
No. 197 Page No. 1

SPECIAL WARRANTY DEED

Project:

County:

38006-2221-94 / BRS-54(15)

Haywood

1

KNOW ALL MEN BY THESE PRESENTS, That I/we,

Union Planters National Bank, Trustee under Will of Mary B. Woodson

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee, the land  
and/or lands rights, more particularly described as follows:

Located in the 8th Civil District of Haywood County, Tennessee.

ACQUISITION

PARCEL NO. 1

Beginning at a point on the proposed north right-of-way line of S.R. 54, 30 feet left of paper located centerline Station 55 + 69.94; thence along said proposed right-of-way as follows: North 34 degrees 10 minutes East 536.99 feet to a point 50 feet left of paper located centerline Station 61 + 30; thence North 27 degrees 32 minutes East 164.05 feet to a point on the present right-of-way line 30 feet left of paper located centerline Station 63 + 00; thence along said present right-of-way as follows: South 19 degrees 56 minutes West 181.93 feet to a point 27.19 feet left of paper located centerline Station 61 + 11.44; thence South 26 degrees 57 minutes West 209.60 feet to a point 20 feet left of paper located centerline Station 58 + 97.49; thence South 35 degrees 36 minutes West 95.89 feet to a point 18.81 feet left of paper located centerline Station 58 + 00.02; thence South 45 degrees 51 minutes West 194.45 feet to a point 27.41 feet left of paper located centerline Station 56 + 01.73; thence South 53 degrees 34 minutes West 31.14 feet to the point of beginning.

PARCEL NO. 2

Beginning at a point on the present south right-of-way line of S.R. 54, 30 feet right of paper located centerline Station 54 + 00; thence along said present right-of-way as follows: North 53 degrees 38 minutes East 203.88 feet to a point 32.49 feet right of paper located centerline Station 56 + 98.20; thence North 45 degrees 40 minutes East 211.05 feet to a point 41.11 feet right of paper located centerline Station 58 + 03.08; thence North 35 degrees 36 minutes East 95.89 feet to a point 39.97 feet to right of paper located centerline Station 58 + 95.87; thence North 27 degrees 08 minutes East 219.72 feet to a point 32.77 feet right of paper located centerline Station 61 + 09.32; thence North 20 degrees 02 minutes East 188.11 feet to a point on the proposed right-of-way line 30 feet right of paper located centerline Station 63 + 00; thence along said proposed right-of-way as follows: South 04 degrees 04 minutes West 176.10 feet to a point 80 feet right of paper located centerline Station 61 + 30; thence South 30 degrees 13 minutes West 191.27 feet to a point 70 feet right of paper located centerline Station 59 + 50; thence South 18 degrees 08 minutes West 94.17 feet to a point 95 feet right of paper located centerline Station 58 + 65; thence South 48 degrees 04 minutes West 230.90 feet to a point 65 feet right of paper located centerline Station 56 + 50; thence South 53 degrees 34 minutes West 105.42 feet to a point 55 feet right of paper located centerline Station 55 + 50; thence South 63 degrees 10 minutes West 157.94 feet to the point of beginning.

Parcels No. 1 and No. 2 contain 1.163 acres more or less.

HAYWOOD CO. REAL ESTATE TRANSFER  
T. SIMPSON, ASSESSOR

618

The above-described property is hereby conveyed in fee simple.

CONSTRUCTION EASEMENT

Being outside and adjacent to a portion of Parcel No. 1 proposed right-of-way described above on S.R. 54, easement begins at present right-of-way 30 feet left of paper located centerline Station 55 + 69.94 and runs thence South 53 degrees 34 minutes West 164.81 feet to a point 30 feet left of paper located centerline Station 54 + 00; thence leaving said present right-of-way North 35 degrees 40 minutes East 904.19 feet to a point on the present right-of-way line 30 feet left of paper located centerline Station 63 + 50; thence along said present right-of-way South 19 degrees 59 minutes 02 seconds West 50 feet to a point on the proposed right-of-way line 30 feet left of paper located centerline Station 63 + 00; thence along said proposed right-of-way as follows: South 27 degrees 32 minutes West 164.05 feet to a point 50 feet left of paper located centerline Station 61 + 30; thence South 34 degrees 10 minutes West 536.99 feet to the point of beginning.

Contains 31,827 square feet more or less.

By this instrument the grantors hereby convey an easement for the construction of a detour outside the proposed right-of-way line. The title to the above described land remains vested in the grantor and is to be used by the State of Tennessee, its contractors or assigns for a period of three (3) years from and after the commencement of construction.

The grantors acquired title to said land under deed of record in Deed Book 95, Page 86 in the Registers Office of Haywood County, Tennessee.

The consideration mentioned herein includes payment for all property rights taken, also payment for any and all incidental damages to the remainder compensable under eminent domain.

The legal description in this conveyance was taken from the right-of-way plans of the Tennessee Department of Transportation and it was prepared by an employee of said Department or Agent.

Map 49, Parcel 1

This conveyance is made in consideration of One Thousand, Four Hundred Dollars and No/100's  
1,400.00 Dollars, cash in hand paid, the receipt of which is hereby acknowledged.  
(\$-----)

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the said State of Tennessee. I/we do covenant with the said State of Tennessee that I am/we are lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered. The seller warrants the title to this property by, through and under them, but not further or otherwise. And I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and defend the title to said land to the said State of Tennessee against the lawful claim of all persons who may

Witness my/our hand(s) this 11th day of JUNE, 19 92.

X In the capacity indicated

By William R. Forgy  
Vice President & Trust Officer

STATE OF TENNESSEE, SHELBY COUNTY

Personally appeared before me, \_\_\_\_\_, a Notary Public  
in and for said County and State, the within named Union Planters National Bank, Trustee  
under Will of Mary B. Woodson

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at \_\_\_\_\_  
Tennessee, this \_\_\_\_\_ day of \_\_\_\_\_, 19 92.

My commission expires:

\_\_\_\_\_, Notary Public.

WARRANTY DEED

FROM

Union Planters National Bank,

Trustee under Will of Mary Woodson

TO

STATE OF TENNESSEE

Filed for record this \_\_\_\_\_ day of

A.D., 19 \_\_\_\_\_ at

\_\_\_\_\_ o'clock \_\_\_\_\_ minutes \_\_\_\_\_ M.

Register.

620

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, SHERI B. NAKHLEH,  
a Notary Public in and for said County and State, \_\_\_\_\_

William R. FORGEY,

with whom I am personally acquainted, and who acknowledged that he/she/they  
executed the within instrument for the purposes therein contained; and who

further acknowledged that he is the VICE PRESIDENT AND  
Attorney in Fact, President, General

TRUST OFFICER of the maker  
Partner

or a constituent of the maker and is authorized by the maker or by its  
constituent, the constituent of the maker, to execute this instrument on behalf  
of the maker.

Witness my hand and official seal, at Memphis, TN,  
Tennessee, this 11th day of JUNE, 1992.

[Signature]  
Notary Public

